



COMMUNITY DEVELOPMENT DEPARTMENT

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov

PLANNING COMMISSION

TUESDAY, OCTOBER 8, 2002

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

COMMISSIONERS

CHAIR GENO ACEVEDO
VICE-CHAIR JOSEPH MUELLER
COMMISSIONER ROBERT J. BENICH
COMMISSIONER ROBERT ENGLES
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER RALPH LYLE
COMMISSIONER CHARLES D. WESTON

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

OLD BUSINESS:

1. **ZONING AMENDMENT, ZA-02-13: CITY OF MORGAN HILL-ZONING TEXT AMENDMENT FOR ESTABLISHMENT OF CHAPTER REGARDING DEVELOPMENT AGREEMENTS:** Amendment to Title 18 of the Morgan Hill Municipal Code, the Zoning Ordinance, creating Chapter 18.80 and establishing provisions for Development Agreements.

Recommendation: Adopt Negative Declaration, and Approve Resolution No. 02-73, with recommendation to forward request to the City Council for approval.

NEW BUSINESS:

2. **ZONING AMENDMENT ZAA-01-12, SUBDIVISION, SD-02-06 AND DEVELOPMENT AGREEMENT, DA-02-05: CENTRAL-CENTRAL PARK:** A request for approval of an amendment to the precise development plan for the "Central Park" residential development located on the north side of East Central Avenue at Calle Hermosa in the R-1 (portion) and R-2 (portion)/RPD, Residential Planned Development District. The request includes a subdivision map for Phase 5A of the development consisting of four single-family detached homes and four single-family attached (duet) homes on 0.97 acres. Also requested is approval of a Development Agreement for Phase 5A of the development. (APN 726-27-037)

Recommendation: Open Public Hearing and Approve Resolution Nos. 02-74 (zoning amendment), 02-75 (subdivision), and 02-76 (development agreement), with recommendation to forward requests to the City Council for approval.

3. **ZONING AMENDMENT, ZAA-00-17/SUBDIVISION, SD-02-07/DEVELOPMENT AGREEMENT, DA-02-06: LLAGAS-DELCO/DIVIDEND:** A request for approval of a 21-lot subdivision located on a 2.8 acre parcel on the west side of Hale Ave., 600 ft. south of the Hale Ave./Llagas Rd. intersection. Also, requested is approval of a Development Agreement and an amendment to the approved precise development plan for the entire Monte Villa development to incorporate new architectural plans and a revised lot layout for phase three of the Monte Villa project. (APNs 764-32-005, 010 & 012)

Recommendation: Open Public Hearing and Approve Resolution Nos. 02-77 (zoning amendment), 02-78 (subdivision), and 02-79 (development agreement), with recommendation to forward requests to the City Council for approval.

OTHER BUSINESS:

4. LARGE GROUP ASSEMBLY FACILITIES REPORT:

Recommendation: Discussion

5. REVIEW OF THE NOTICE OF PREPARATION FOR THE PROPOSED SANTA CLARA COUNTY COURT FACILITIES ON BUTTERFIELD BOULEVARD:

Recommendation: Review and provide comments regarding those environmental issues that would need to be addressed in the revised Draft EIR.

TENTATIVE UPCOMING AGENDA ITEM FOR THE OCTOBER 22, 2002 MEETING:

- **UP-02-07: Monterey-Sinaloa**
- **DAA-00-05: Malaguerra-Mancias**
- **RDCS Quarterly Report**
- **Multi-Family Vacancy Rate Report**
- **General Plan Implementation Report**

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only- TDD 776-7381 to request accommodation.

NOTICE

PLANNING COMMISSION AGENDA

OCTOBER 8, 2002

PAGE 4

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

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